



Town Council Agenda Report

SUBJECT: SITE PLAN

Application No. and Location: SP 3-1-00, 5501 South University Drive

CONTACT PERSON/NUMBER: Mark Kutney, AICP (797-1101)

TITLE OF AGENDA ITEM: Nextel Communications

REPORT IN BRIEF: The applicant requests site plan approval for proposed 10'x20' Nextel Communication equipment shelter and a 140' high monopole tower. The lease area will be approximately 800 square feet in area and fully enclosed by an 8' high chain link fence. The tower area will be located to the rear of an existing one story commercial building in the University Creek Plaza. Landscaping has been added around the perimeter of the lease area to include a Hibiscus hedge on the inside perimeter of the fence, two Tabebuia trees at the gate entrance and two Pigeon Plum trees adjacent to the building. The proposed trees will provide mitigation for an existing Black Olive tree and Sabal Palm that will be removed to accommodate the tower. All other trees adjacent to the lease area will remain.

An application for special permit to erect a telecommunication tower is being processed and will accompany the application for site plan approval before Town Council.

PREVIOUS ACTIONS: None

CONCURRENCES: The Site Plan Committee recommended approval subject to the specifications and requirements of staff [as indicated in the planning report] (5-0, April 25, 2000).

RECOMMENDATION(S): *Based upon the above, staff recommends approval of application SP 3-1-00 subject to the following conditions prior to the issuance of a building permit.*

1. Approval of a special permit for the erection of the proposed communication tower.
2. Providing material and paint color of proposed equipment shelter.
3. Specifying 36" min. high shrub material around the fence enclosure.

Attachment(s): Planning report, Land use map, Subject site map, Aerial.

Application #: SP 3-1-00
Nextel Communications

Item No.

Revisions:

Exhibit "A":

Original Report Date: April 25, 2000

**TOWN OF DAVIE
Development Services Department
Planning & Zoning Division Staff
Report and Recommendation**

APPLICANT INFORMATION

Owner:

Agent/Lessor:

Name: Southeast Properties

Name: Nextel Communications

Address: 1645 SE 3rd. Court
City: Deerfield Bch. 33441

Address: 2700 W. Atlantic Blvd.
City: Pompano Beach, Fl. 33069

Phone: (954) 420-1001

Phone: (954) 971-3450

BACKGROUND INFORMATION

Application Request: Site Plan Approval

Address/Location: 5501 South University Drive

Land Use Plan Designation: Commercial

Zoning: B-2 Community Business District

Existing Use: Existing retail plaza (University Creek Plaza)

Proposed Use: Nextel Telecommunication Tower site

Surrounding Land Use:

North: Retail plaza

South: Retail plaza

East: Vacant parcel

West: Vacant commercial parcel

Surrounding Zoning:

North: (B-1) Neighborhood Business District

South: (B-2) Community Business District

West: (B-1) Neighborhood Business District

East: (CC) Commerce Center District

ZONING HISTORY

Previous request on the same property: An application for special permit to erect a telecommunication tower is being processed and will accompany the application for site plan approval before Town Council.

DEVELOPMENT PLAN DETAILS

Development Details:

The Applicant's SUBMISSION indicates the following:

1. *Site Plan:* The applicant requests site plan approval for proposed 10'x20' Nextel Communication equipment shelter and a 140' high monopole tower. The lease area will be approximately 800 square feet in area and fully enclosed by an 8' high chainlink fence. The tower area will be located to the rear of an existing one story commercial building in the University Creek Plaza.
 3. *Landscaping:* Landscaping has been added around the perimeter of the lease area to include a Hibiscus hedge on the inside perimeter of the fence, two Tabebuia trees at the gate entrance and two Pigeon Plum trees adjacent to the building. The proposed trees will provide mitigation for an existing Black Olive tree and Sabal Palm that will be removed to accommodate the tower. All other trees adjacent to the lease area will remain.
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Summary of Significant Development Review Agency Comments

None

Applicable Codes and Ordinances

The effective code of ordinances governing this project is the Town of Davie Land Development Code.

Comprehensive Plan Considerations

Planning Area: The proposed project is within Planning Area 10. Commercial development of retail centers and office buildings line the west side of the University Drive corridor. The east side of the corridor is predominately small-scale commercial development, with multi-family residential development and plant nurseries on the northern half of the corridor, and commerce park development and cattle grazing on commerce park zoned lands on the southern half.

Staff Analysis and Findings of Fact

The proposed site plan meets all of the applicable codes and ordinances of the Town of Davie relative to development standard, but requires a special permit by Town Council, an application for which is currently being processed and will accompany this site plan application before Town Council.

Staff Recommendation

Recommendation: *Based upon the above, staff recommends approval of application SP 3-1-00 subject to the following conditions prior to the issuance of a building permit;*

1. Approval of a special permit for the erection of the proposed communication tower.
 2. Providing material and paint color of proposed equipment shelter.
 3. Specifying 36" min. high shrub material around the fence enclosure.
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Site Plan Committee

Site Plan Committee Recommendation: Motion to recommend approval subject to the specifications and requirements of staff [as indicated in the planning report] (5-0, April 25, 2000).

Exhibits

1. Land Use Map
2. Subject Site Map
3. Aerial

Prepared by: _____

Reviewed by: _____

COMMERCIAL

Wetzel Plat (153-42)

University Park At Dario (157-82)

Main Street Plat
(120-44)

University Lake Professional
Plaza (128-25)

SUBJECT SITE

COMMERCIAL

Stirling Trail West
(123-11)

COMMERCIAL

PETITION NUMBER
SP 3-1-00

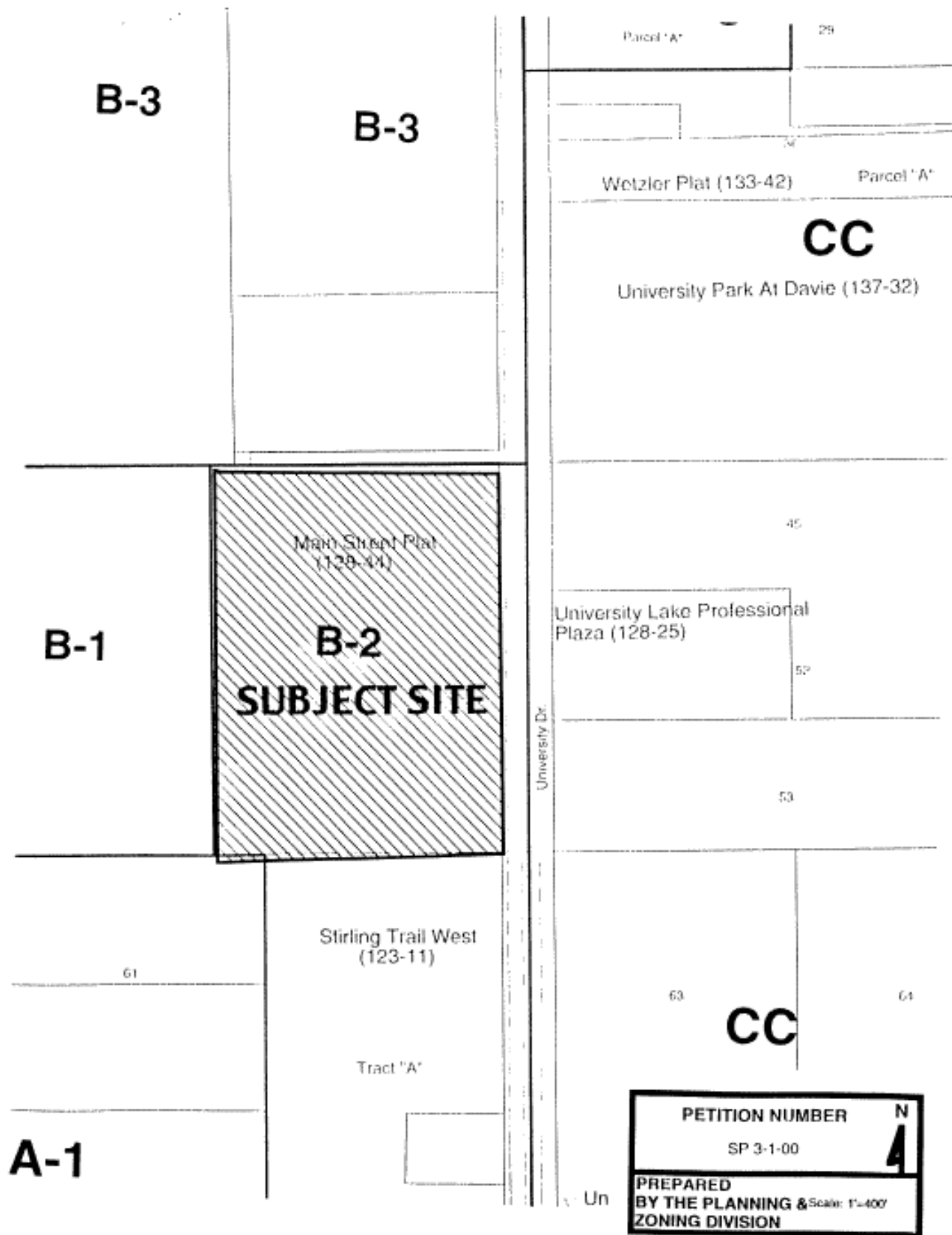
Source: Town of Davis Future Land Use Map

PREPARED 4/17/00

Scale 1"=400'

BY THE PLANNING &
ZONING DIVISION

N
4



SUBJECT SITE

UNIVERSITY DR



**DATE FLOWN
JANUARY 1999
SCALE: NTS
SP 3-1-00**

STIRLING RD